

# Tamarind Cay



Issue 14 ~ October, 2009

Community Newsletter

## Board of Directors

President Bert Payne  
239.454.6174  
bertpayne@comcast.net

Vice President Walt Kittredge  
239.466.4301  
Captwalterk@cs.com

Secretary Jean Long  
239.267.9454  
bobjeanlong@gmail.com

Treasurer Paul Barrick  
pwbarr@netscape.com

Director Walt Spardel  
239.415.0418  
wspardel@cs.com

## Committees

Fining Tom Anderson  
Landscape Jean Long  
Rules & Regs re-write Tom Anderson  
Speeding Bill Lamoreaux

## Property Management

Suitor & Associates  
15751 San Carlos Blvd #8  
Fort Myers, FL 33908  
Sheila Ullmann, CAM  
[Sheiladgs@Comcast.net](mailto:Sheiladgs@Comcast.net)  
239.437.4306

## Useful Phone Numbers

Pre-call Gate Access 482.6998  
North Gatehouse 482.5039  
South Gatehouse 433.0110  
Security Patrol 340.8994  
Sheriff Non-Emergency 477.1000  
Poison Control 800.282.3171

For other Emergency numbers  
Tune in Comcast Channel 95

## An Aging Infrastructure



In the last two months, our buried irrigation system has experienced three significant 'breaks'. One failure resulted in a sink-hole behind Building 10 nearly the size of a jacuzzi. A second break, behind Building 18, was discovered more quickly and the system was shut down before much erosion occurred. In both these cases owners should be complimented for reporting the problems as soon as possible so action could be taken before even more damage occurred. The third, and most expensive incident was noted when water was discovered seeping from under the divider between the 'in' and 'out' lanes of our entry way into Tamarind Cay.

Fortunately this discovery was made before the water caused erosion beneath the pavers - otherwise we would have likely had to close the entryway to vehicular traffic and remove/replace the pavers as part of the job. Repair still required digging up both sides of the entryway and installing a sleeve under the entire span so a new section of pipe could be inserted.

It should be noted that in each case, the breaks were the result of failure of the cement used to connect sections of PVC together - not a failure or break of the pipes or elbows, etc. It probably says something about the quality of the workmanship when the system was installed, or the quality of the adhesive used. Our repair service used a different, higher quality product to re-connect the system.



Thanks again to the owners who reported problems  
in a timely fashion.

## Unofficial Minutes ~ B of D Meeting ~ October 8, 2009

**Unofficial Draft** - Tamarind Cay Condominium Association, Inc. Board of Directors Meeting -  
October 8, 2009 at Suitor's Conference Room

### **1. Establish a Quorum/Call to Order**

Board members present were Bert Payne, Walt Kittredge, Paul Barrick and Jean Long. Walt Spardel was on speaker phone. Also present was Sheila Ullmann from Suitor and Assoc. Two residents were present. The meeting was called to order by President, Bert Payne, at 2:05 P.M.

### **2. Minutes**

*Motion was made by Bert Payne; seconded by Walt Kittredge to approve the minutes from the May 14, 2009 meeting. Motion carried unanimously.*

### **3. Old Business**

#### **a. Lake Status**

This summer the TRM test strip was installed along the lake bank near Jacana Ct.. The County has indicated this is an acceptable approach for the correction of bank erosion. They are continuing to look for other options.

Walt Kittredge & Bert Payne will meet with the County next week. This is a preparatory meeting for the submission a LDO (limited development order) for correcting the balance of the lake. An LDO is valid for five years and will allow a project to be broken into phases.

As currently envisioned, the first phase in 2010 phase would include a retaining wall behind the pool and around the corner of building 16. These are the areas that have had the most extensive erosion and are in greatest need of repair. Due to the high cost of retaining walls, the next phase would be deferred until 2012.

Tamarind Cay will propose that the lake bank along McGregor and Iona, where there are no buildings, will be fenced off preventing public access. This should address any county's public safety concerns and therefore reduce the cost of any repairs in this area.

#### **b. Status of Water Bill Review**

Nothing new at this time. Prior to the January annual meeting the Board will take the necessary steps for its possible implementation and will have a legal review. Then a vote on this issue will occur at the annual meeting. If it passes it will be implemented in February 2010. Walt Spardel will be happy to answer any questions.

#### **c. Quarterly Maintenance Billing Procedures**

Walt Kittredge sent an early email reminder for the quarterly bill that was due.

#### **d. Comcast Contract**

Comcast paid Tamarind Cay \$8,700 for the right to maintain the cable system in our roads for the next 5 years. Legal counsel advised us to accept the payment.

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e. **Purchase of Maintenance "Mule"**

The lease had ended on our maintenance cart. It was more economical to purchase it rather than renew the lease.

**4. New Business**

a. **New Pool Equipment/Procedures Letter From Health Dept.**

The Florida Health Dept. sent a letter listing 10 pool safety requirements that older pools must now implement. Only two of these affect us and must be implemented by June 2011. We must install an auto-feed to measure chemicals going into the spa and put a fence with a lockable gate around our pool equipment.

b. **Irrigation System Upgrade**

Bert Payne is waiting for a cost estimate to evaluate adding a back-flush system to prevent sediment from plugging up our sprinkler heads.

c. **2010 Yearly Budget Including Lake / Bank Fix Plan**

The proposed budget has quarterly fees of \$1245 which means NO INCREASE.

To avoid a special assessment for the lake bank project, \$63,600 can be borrowed from reserves (this requires a vote at the annual meeting). In 2011 no lake work will be done and the amount will be repaid to the reserve. By spreading out the lake work over the five years given by the County the cashflow should be manageable.

The water budget will remain the same as 2009 even though we will vote at the annual meeting to change to individual billing. The reasons are #1) a positive vote isn't guaranteed and #2) if the vote is passed the money will be used to pay the individual deposits up front.

The final 2010 budget will be approved at the November board meeting.

**5. Landscape Committee Report**

The Tamarind Cay summer beautification project added colorful bougainvillea perennials to the entrance. Also bougainvillea, hibiscus, oleander, crotons, crown of thorns and Mexican petunias were planted at various spots throughout the community.

Some of the worst front lawn areas were re-sodded (Buildings 1,2,3 and 9). The olive tree canopies were raised in those sections to allow more sunlight for optimum grass growth. Unfortunately a grub problem compromised some of the new sod which Lewsader will soon replace at no charge. We have initiated a grub control plan. Next summer several more areas will be re-sodded.

The Master Association requested Suitor to address the unsightly disconnected irrigation pump that is located on West Port Drive at the west end of Tamarind Cay's property. (near the large tree that faces the fountain).

The last money request from the landscape committee was December 2008. The committee requested \$500 at this meeting to continue its work. *Motion was made by Bert Payne; seconded by Walt Kittredge to give the landscape committee \$500. Motion carried unanimously.*

**6. Status of Open Maintenance Requests**

The closed-in area at the pool will receive two new doors and new screening. The front gate will get a new handle and will be repainted.

**7. Schedule Next Board Meeting**

The next board meeting will be held Thursday, November 12, 2009 at 2:00 P.M. at the Tamarind Cay Pool.

**8. Adjourn**

*Motion was made by Jean Long; seconded by Bert Payne to adjourn at 3:45 P.M. Motion carried unanimously.*

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Our newsletter, current and past editions, along with other helpful information can be found on the Tamarind Cay Web Site at [www.tamarindcay.com](http://www.tamarindcay.com)

Next Monthly Meeting of  
Board of Directors  
Thursday  
November 12, 2009  
2:00 PM @  
Tamarind Cay Pool Area

